

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Evanston

State: IL

PJ's Total HOME Allocation Received: \$6,404,865

PJ's Size Grouping*: C

PJ Since (FY): 1995

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 17			
% of Funds Committed	84.72 %	98.73 %	14	94.94 %	9	6	
% of Funds Disbursed	75.81 %	91.70 %	16	84.35 %	18	14	
Leveraging Ratio for Rental Activities	4.31	2.84	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	89.90 %	92.11 %	13	81.38 %	33	39	
% of Completed CHDO Disbursements to All CHDO Reservations***	56.90 %	86.59 %	16	68.05 %	28	27	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	84.21 %	81.13 %	12	79.65 %	46	52	
% of 0-30% AMI Renters to All Renters***	50.00 %	48.64 %	9	44.76 %	58	60	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	92.92 %	1	94.31 %	100	100	
Overall Ranking:			In State:	13 / 17	Nationally:	54 54	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$42,144	\$31,017		\$25,245	38 Units	57.60 %	
Homebuyer Unit	\$69,922	\$12,761		\$14,395	22 Units	33.30 %	
Homeowner-Rehab Unit	\$14,728	\$21,375		\$20,186	6 Units	9.10 %	
TBRA Unit	\$0	\$3,282		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Evanston IL

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$86,694	\$165,488	\$27,825
\$101,673	\$83,973	\$25,300
\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 2.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.16

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	23.7	4.5	50.0	0.0
Black/African American:	71.1	86.4	50.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	5.3	9.1	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	34.2	0.0	33.3	0.0
2 Persons:	15.8	4.5	50.0	0.0
3 Persons:	26.3	45.5	16.7	0.0
4 Persons:	15.8	9.1	0.0	0.0
5 Persons:	5.3	31.8	0.0	0.0
6 Persons:	2.6	4.5	0.0	0.0
7 Persons:	0.0	4.5	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	34.2	0.0	16.7	0.0
Elderly:	0.0	4.5	66.7	0.0
Related/Single Parent:	47.4	50.0	0.0	0.0
Related/Two Parent:	18.4	45.5	16.7	0.0
Other:	0.0	0.0	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	31.6	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	68.4	

of Section 504 Compliant Units / Completed Units Since 2001 4

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Evanston

State: IL

Group Rank: 54
(Percentile)

State Rank: 13 / 17 PJs

Overall Rank: 54
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	89.9	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	56.9	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	84.21	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.91	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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